

**Planning Commission  
Work Session  
October 12, 2021  
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The meeting was called to order at 6:00pm by Zoning Chairman Brian Rhinehart

The secretary called the roll.

Commissioners Present: Nixon Adams, Scott Quillin, Mike Pierce, Brian Rhinehart, Claire Durio, and Simmie Fairley

Absent: Karen Gautreaux

Also Present: Cara Bartholomew, Director Planning Department; Elizabeth Sconzert, City Attorney; Whitney Stewart, City Attorney; Alex Weiner, Secretary

**CU21-10-08** – David McGuire requests a Conditional Use permit in accordance with CLURO Section 7.5.18.2 Town Center Permitted Uses – 6.2.7 Multi-Family, Sq.44, TC, Town Center District, 2143 General Pershing

Mr. Quillin asked for a clarification of the plans.

Vaughan Sollberger, 235 Girod, Architect: Said that the center door is actually a hallway to allow access to the upper area. The goal is for it to feel like three structures instead of one big one.

Mr. Adams asked if it would be possible to convert the structure to commercial down the road. Mr. Sollberger said that it has not been considered yet but thought that the lower units could be converted however the upper ones would be a challenge because of the lack of streetscape.

Mr. Quillin asked about the second story porches, if the center one was for show or if they all were. Mr. Sollberger said that the plan was incomplete, but the idea is that the rear side will have porches for the remaining units. The units would not be divided evenly, there would be some staggering to allow access to the porches from any unit, so they were not shared.

Mr. Adams asked if this is to be a condo or a townhome. Mr. Sollberger answered that it was something to be rented and that the center walls would be the delineation if it became a condo.

Mr. Rhinehart pointed out that this was an undeveloped lot and how the plans were over the allowed impervious percentage and would like to see it brought into compliance since there were no existing structures to work around.

Mr. Sollberger said that as things progressed further that could be addressed.

Mr. Quillin asked if the parking out front was included in the calculation, Ms. Bartholomew replied no, only the on-site parking was counted.

No Additional information was requested

**P21-08-09** – To amend CLURO Sec. 7.7 Table of Permitted Uses – regarding the B-1 Neighborhood Business District and Sec. 6.4 Commercial Land Use Classification.

Mr. Adams asked if all B-1 Buildings were conforming. Ms. Bartholomew replied that she could not think of anything extremely over 15,000 square feet.

Mr. Quillin brought up how 6.4.64.2 and 6.4.65 were labelled the same, Ms. Bartholomew clarified that 6.4.65 should have outdoor added to it.

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Mr. Rhinehart also brought up how since Restaurants Fast Food was struck, then the entire line should be struck as well. Ms. Bartholomew agreed.

Mr. Adams asked if it was required to keep the drive through on the property and recommended some type of enforcement to keep it from backing out into the roadway.

Mr. Rhinehart liked the change to require drive throughs to come before the Commission to present their case.

Mr. Brian Rhinehart adjourned the Planning Commission Meeting.



Alex Weiner, Secretary



Karen Gautreaux, Chairwoman  
Planning Commission

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Brian Rhinehart, Zoning Commission Chairman, commenced the Zoning Commission Meeting.

Mr. Rhinehart said that written notice of decisions regarding zoning variances will be filed in the Board's office the following day of this meeting at which time applicable appeal time will begin to run.

New Business:

**SU21-09-05/V21-09-27** – Nick Binnings requests special use approval for Sec. 8.2.3.1 Outdoor dining 6.8.6 Accessory Outdoor Dining On-Site & variance to CLURO Section 7.5.9.3 B-2 Site Development Regulations and Section 9.2.5.5.1 Greenbelt Requirement, B-2 Highway Business District, 1200 West Causeway Approach Ste 25

Mr. Adams asked if the design review committee had looked at the project. Ms. Bartholomew replied that they did, and they recommended approval as they felt like it acted as a face to the building.

Ms. Durio asked if the city arborist looked at the trees, Ms. Bartholomew said that the arborist did look at the trees and they were all mature trees and was confident that they could work with the landscape architect to protect them.

Mr. Adams motioned to approve as submitted with the new revisions, Mr. Rhinehart seconded, and it passed with a vote of 5-1 with Ms. Durio voting against.

Mr. Rhinehart made a motion to end the public hearing and move to the work session, Ms. Durio seconded, and all were in favor.

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**V21-09-26** – Bryan and Heather Stokes request a variance to CLURO Section 7.5.1.3 R-1 Site Development Regulations, Sq. 15, Lot 8, R-1, Single-Family Residential District, 437 Lamarque St.

Mr. Rhinehart asked for clarification on if the garage was attached or detached.

Vaughan Sollberger, 235 Girod, Architect: Clarified that it was an attached garage. He said there were some difficulties with the lot because of the large live oak on the property, and its status as a contributing historic structure. There was an effort to keep the building as it is and to not raise it to allow parking underneath, as the Historic District Commission prefers to keep structures lower to the ground.

Ms. Bartholomew mentioned that the Historic District Commission requires an eight-foot porch depth, which this house meets and agreed with Mr. Sollberger in that the Commission does not want to see structures elevated more than what is required, and to keep them as low as possible.

Mr. Adams asked if the addition is going to be on the slab or raised and if the pervious/impervious ratio was being messed with. Mr. Sollberger said that it would be raised about four feet to meet the required base flood elevation plus two feet, and Ms. Bartholomew said that it complied for the pervious/impervious ratio.

Mr. Rhinehart clarified that the side yard was city property where Monroe Street dead ends, Ms. Bartholomew replied that was correct and brought up that Public Works would never improve the street, the fact that there was a drainage lateral located there was significant enough to not revoke the area if they needed to improve that lateral, however Public Works did not have a problem with the encroachment as they felt there was enough room to work around it.

Mr. Quillin asked if the stairs counted for the front setback, Ms. Bartholomew replied that since they were under six feet, they would not.

Mr. Pierce brought up that the porch and extending the side sightline are not a big issue since that is what the Historic District Commission wants anyway.

Ms. Durio clarified that the side right of way is not being encroached on, just the front and back are being encroached, Ms. Bartholomew replied that was correct.

Mr. Quillin asked why they were attaching the garage when an unattached garage did not need a variance. Mr. Sollberger replied that there was a challenge to waterproof it if it was detached and could barely get the garage twenty feet wide as is to allow them to park in it.

There was no additional information requested for the next meeting.

**R21-10-03/V21-10-28** – Andrea Cougevan requests a variance to CLURO Section 7.5.1.3 R-1 Site Development Regulations and Resubdivide Lots 16 and 17 into Lots 17A & 17B Sq. 53, R-1 Single-Family Residential District, 633 Marigny Avenue

Mr. Rhinehart brought up that this was an eclectic area of Marigny, these would be two narrow lots, but their length would make up for it.

Mr. Adams mentioned how there could be a problem with fill enforcement and asked if the City Engineer will be looking at the plans. Ms. Bartholomew replied that the applicant is required to submit a drainage plan when they go to pull a permit which will be reviewed, and that they are allowed two feet of fill and can grade it out on a 3:1 ratio.

No additional information was requested

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Barry Brupbacher, 1925 Livingston: Asked if it was a variance or exception, Ms. Bartholomew replied that it was an exception. He said that he was concerned with a precedence and said that now is the time to set conditions and boundaries. He passed out some proposed revisions to the zoning ordinance.

Ms. Durio asked what the basis for the exception is.

Patrick and Andrea Cougevan, 625 Marigny, Applicant: Whole property is for sale, and people were curious if it could be split up. Mentioned that the Historic Map shows it as two lots, but it became one due to the ownership.

Mr. Quillin asked how long they owned the lot, Ms. Cougevan replied since 2008.

Mr. Rhinehart asked if there were two owners, then it would be two legal non-conforming lots, Ms. Bartholomew replied yes.

Ms. Durio asked if they acquired it from someone who owned both the lots, Ms. Cougevan said that they bought them when they both were for sale and mentioned that they would be the neighbors at 625 Marigny.

Ms. Durio mentioned that it seemed like this was only being done for the sale, and Mr. Rhinehart said that if two people had owned the lots then this would not even be a case, the lots would be sold like normal.

Mr. Cougevan said they were only asking to divide the lots, anything else would come before the Commission.

Terry Hamilton, 1111 Villere: Asked if they wanted a community of cottages or McMansions. Said that if it was sold it will go before the Historic District Commission and asked that the Commissioners consider each case.

Mr. Quillin made a motion to go to the Planning Commission, Mr. Rhinehart seconded, and all were in favor.

Mr. Adams motioned to adjourn the meeting, Mr. Rhinehart seconded, all were in favor.

The meeting was adjourned at 7:28pm.

  
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Alex Weiner, Secretary

  
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Brian Rhinehart, Chairman  
Zoning Commission